



**15, Vine Close,
Wolverhampton, WV10 6NG**

**Offers in the Region
Of £120,000**

**** NO CHAIN ** Purpose built spacious first floor apartment with electric heating, double glazing, allocated parking, two bedrooms, ensuite to master bedroom, family bathroom, lounge/ diner and good size kitchen. IDEAL FIRST TIME BUY OR BUY TO LET! CALL 01902 788188 TO VIEW!**

Entrance Hall With hardwood entrance door, intercom system, electric heater and doors to:

Lounge/ Diner 10' 7" x 9' 3" (3.23m x 2.82m) With double glazed patio style doors to rear opening onto Juliette balcony, electric heater and opening to:

Kitchen With a range of wall and base units, roll top work surface, stainless steel 1 1/2 bowl sink and drainer with mixer tap, integrated oven, hob and extractor, double glazed window to front elevation and tiled flooring.

Bedroom 1 11' 7" x 9' 8" max to wardrobe fronts (3.52m x 2.95m) With built in wardrobe, double glazed window to rear elevation, electric heater and door to:

Ensuite With low flush WC, pedestal hand wash basin, shower, tiled splash back and heated towel rail.

Bedroom 2 13' 7" max into bay x 7' 7" (4.13m x 2.32m) With electric heater and double glazed bay window to front elevation.

Bathroom With panelled in bath, low flush WC, pedestal hand wash basin, shower, tiled splash back, double glazed window to front elevation, storage cupboard housing electric water heater and heated towel rail.

Outside The property benefits from secure gated allocated parking, secure intercom system and communal grounds.

TENURE: . References to the Tenure of this property are based upon information supplied by the seller. The Agents has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor.

FIXTURES & FITTINGS: All fixtures and fittings other than those mentioned within these particulars are expressly excluded, although agreement on certain items may be reached separately with the vendor.

PROPERTY MISDESCRIPTION ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

NOTICE These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness each of the statements contained in these particulars. All measurements are approximate and for illustrative purposes only. Photographs are produced for general information and it must not be inferred that any item shown is included in the sale.

As a professional Estate Agency our clients employ us to look after their best interests. This includes providing them with full details of offers made to purchase their property. To ensure our obligations to our clients are met we need to check the status of all potential purchasers. If you make an offer on this property we will ask a member of Hayburn Rock Associates staff to contact you to verify your status. They are a leading firm of Independent Financial Advisers and Mortgage Brokers.

Hayburn Rock Associates Ltd are authorised and regulated by the Financial Services Authority (FSA). Not all mortgages are regulated by the FSA. Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	83	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC

PLEASE SIGN BELOW TO AGREE THAT THE DETAILS ARE ACCURATE TO THE BEST OF YOUR KNOWLEDGE

SIGNED :

DATE:

DRAFT SALES PARTICULARS – NOT APPROVED BY VENDOR

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